



City of  
**Chino Hills**

HOUSING POLICY  
DEVELOPMENT, HCD

APR 01 2011

March 28, 2011

Mr. Glen A. Campora  
Assistant Deputy Director  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**Subject:** City of Chino Hills Annual Report on the Status of General Plan  
Implementation

Dear Mr. Campora:

The purpose of this letter is to provide you with a copy of the annual report that was presented to the Planning Commission and City Council of the City of Chino Hills. It reviews the status of the Chino Hills General Plan and the progress made in its implementation during Fiscal Year 2009/2010. The Chino Hills City Council received the report on March 22, 2011.

If you have any questions or need additional information, please contact Ryan Gackstetter at (909) 364-2749.

Sincerely,  
COMMUNITY DEVELOPMENT DEPARTMENT



Don Powell  
Interim Community Development Director

DP:rg

Attachment: City of Chino Hills General Plan Annual Report, March 22, 2011

cc: Henry Noh, Principal Planner

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: CITY OF CHINO HILLS

Mailing Address: 14000 CITY CENTER DRIVE, CHINO HILLS, CA 91709

Contact Person: RYAN GACKSTETTER Title: ASSOCIATE PLANNER

Phone: 909-364-2749 FAX: 909-364-2795 E-mail: RGACKSTETTER@CHINOHILLS.ORG

Reporting Period by Calendar Year: from JANUARY 1, 2010 to DECEMBER 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

(CCR Title 25 §6202 )

City of Chino Hills

01-Jan-10 - 31-Dec-10

Table A

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

\* Note: These fields are voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			4	4	Housing Element Program: Housing Rehabilitation Program, which provides rehabilitation assistance to ensure maintenance to the older housing stock.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	4	4	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
						0	
No. of Units Permitted for Above Moderate	33			1		34	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

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Table B

## Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		FY 2006-07	FY 2007-08	2nd half of 2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed											
	Restricted Non-deed restricted	262										262
	Deed					1					1	
Low	Restricted Non-deed restricted	180										179
	Deed											
	Restricted Non-deed restricted		4								4	
Moderate	Deed	205										63
	Restricted Non-deed restricted		138								138	
	Deed											
Above Moderate		383	122	134	40	63	37	34			430	-37
Total RHNA by COG. Enter allocation number.		1,040										
Total Units		122	276	40	63	38	34				573	467
Remaining Need for RHNA Period												

\* RHNA determinations for Chino Hills for the planning period of 2006-2014 (adopted by SCAG in July 2007): Total Dwelling Units = 1,040; Extremely Low = 131; Very Low = 180; Moderate = 205; and Above Moderate = 393.

\*\* Extremely Low income allocation contains half (131 units) of the City's Very Low income allocation of 262 units.

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

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Table C

## Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Implemented Fall; the City allocates approximately \$36,000 in CDBG funds per year, with an approximate grant award of \$2,000 per homeowner.	The City continued to fund four (4) projects granted in 2009.
Code Enforcement	Bring substandard units into compliance with City codes.	On-going.	Code Enforcement Officers make code violators aware of the City's Housing Rehabilitation Program if they are unable to financially bring their homes up to compliance. During FY2009-2010, Code Enforcement had a total of 2,304 code enforcement complaints (Residential = 2,168 and Commercial = 136). A total of 273 "open cases" carried over from FY2008-2009 and a total of 865 new enforcement complaints turned into "open cases" during FY2009-2010. A total of 1,032 open cases were corrected (closed).
Mobilehome Park Program	Preserve the City's mobilehome parks.	On-going.	To date, all 633 of the City's mobilehome park units have been maintained. On June 24, 2008, Code compliance and inspections were turned over from the City to the State of California.
Development Fees	Encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Accomplished December 2004.	On-going as the City continues to encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.
Section 8 Rental Assistance Program/Housing Vouchers	Extend rental subsidies to lower income families and elderly.	Program On-going.	There are currently two (2) Chino Hills households receiving Section 8 rental assistance.
Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	On-going.	On-going. Village Crossing at Chino Hills, formerly known as the Woodview Apartments, is a 440 unit apartment project with low-income restrictions on 20% (88 units). Of the 88 affordable units, 45 of the units are set aside for households whose income does not exceed 60% of median income and the remainder 43 units are set aside for households whose income does not exceed 80% of median income. In May 1998, the Village Crossing at Chino Hills Apartments became eligible for converting their affordable units to market rate housing. The property owner subsequently refinanced through the County of San Bernardino and extended its affordability through October 30, 2010.

# ANNUAL ELEMENT PROGRESS REPORT

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Comprehensive review of the Land Use Element of the General Plan	Make modifications as appropriate to provide affordable housing opportunities, including mixed-use projects.	Completed May 2004	The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005.
Comprehensive review of the Land Use Element of the General Plan for the 2005-2014 planning period.	Identify appropriate sites for very high density residential development, including mixed-use developments, permitting densities of at least 30-35 dwelling units per acre.	Amend General Plan Land Use and Zoning Maps to designate Tres Hermanos "A" site as Very High Density with special affordability provisions by June 2011.	The City is still pursuing this.
Development Code.	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	On-going.	Affordable Housing In-Lieu Fee Program adopted March 2006, which will collect an affordable housing in-lieu fee in the amount of \$1.00 per square foot per unit for each new single-family home and not to exceed \$3,500 per unit, and \$1.00 per square foot per unit for each new multiple-family unit and not to exceed \$1,000 per unit. The in-lieu fee is expected to generate approximately \$8 million between 2008 and 2014 (anticipated General Plan build out). The fee is only collected on each newly built residential dwelling unit.  Chapter 16.10 of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from growing trend by developers to construct single family homes on medium and high density zoned properties. The Neighborhood Commercial and Community Commercial zones have been amended to allow senior assisted living facilities pursuant to a Conditional Use Permit.
First Time Homebuyer Program	Explore options for developing (or participating in) a first time homebuyer assistance program for low and moderate income households.	On-going.	The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005, which was completed in Fall 2008. The rezoning of Tres Hermanos site is underway to be completed by June 2011.  In January 2008, the City partnered with Pomona Valley Habitat for Humanity, a California non-profit corporation to build affordable housing for first time homebuyers. With the City's assistance, Habitat has completed construction of a sweat-equity home in the City located at 4616 Fairway Boulevard. The house was completed in July 2010 and sold to a family at an affordable housing cost, person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house will be restricted to an affordable housing cost for a period of not less than forty-five (45) years.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

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Inclusionary Zoning	Explore options for developing an inclusionary zoning policy that would require developers to provide or contribute to affordable housing.	Affordable Housing In-Lieu Fee Program adopted March 2006.	Since the Affordable Housing In-Lieu Fee Program was adopted in March 2006, the City has collected \$240,282.00 (includes interest).  As part of the City's partnership with Pomona Valley Habitat for Humanity, the City has conveyed the property of 4616 Fairway Boulevard to Habitat free of charge, and a total of \$152,817.11 of the Affordable Housing In-Lieu funds have been authorized to be available to assist Habitat with the entitlements and post-entitlement processing of the project.
Housing Coordinator	Facilitate developer interest in providing affordable housing.	Established July 1, 2004.	Both the Community Development Department and Community Services Department act on behalf of the City as the Housing Coordinator.
Market Affordable Housing Projects	Actively pursuing specific affordable housing projects by marketing the available sites to high quality, well-known, and established developers.	On-going.	The marketing for the Shoppes Residential is ongoing. Marketing for the Tres Hermanos site will be initiated in June 2011, following the expected adoption of the updated General Plan. Resources for contacting housing developers to include those sources listed on HCD's site: <a href="http://www.hcd.ca.gov/hpd/hnrcch/pres/vhpd00-01.xls">http://www.hcd.ca.gov/hpd/hnrcch/pres/vhpd00-01.xls</a>
Senior Housing Ordinance	Establish development standards that will be conducive to development of affordable senior housing.	On-going.	On-going.
Worker Housing	Explore options for developing policies that would allow for on-site worker housing to be established in areas devoted to ranches, equestrian uses, and rural agricultural facilities.	Study On-going.	The City currently allows "Caretaker's Residence" (Worker Housing), which is a dwelling unit accessory to the principal use on a site that is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site.
Multifamily Revenue Bond Financing	Offer low interest financing to developers of affordable housing.	On-going.	On-going. The City offers Multifamily Revenue Bond Financing to multifamily housing developers as part of the preapplication process.  The City adopted multifamily bond resolutions in support of both the Straboven Assisted Living Facility (February 2009) and Oakmont Senior Assisted Living Facility (July 2002).
Density Bonus Ordinance	Provide affordable units as part of market-rate projects.	Adopted 2001.	In August 2004, Pomona Rincon Townhomes was entitled for the development of 70 town home units after a 25 percent density bonus on a 4.73-acre project site located on the east side of Pomona Rincon Road and at the terminus of Fairway Boulevard, adjacent to the west side of the 71 Chino Valley Freeway.
Expedite Project Review	Provide fast-track permit processing for projects with an affordable component.	On-going.	City staff (CORE Group) has updated the City's Land Development Review Process (LDRP) so that it provides fast-track entitlement processing with the emphasis on the first 30 days of a formal application submittal.
Reasonable Accommodation Procedures	Promote implementation of State standards for the provision of disabled accessible units in all developments.	On-going.	The Development Code was amended to add Chapter 16.47 Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals by City Council on September 23, 2008. The procedures have been implemented as disabled residents can now apply for it.



# ANNUAL ELEMENT PROGRESS REPORT

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Services for the Elderly	Increase awareness of services available to senior households.	On-going.	The City continues to promote existing services that are available to senior households such as:  -Seniors Assisted by Visiting Volunteers and Youth (SAVVY) program, which is to improve the quality of life, health, nutrition and safety of homebound and senior residents of Chino Hills by utilizing adult and youth Volunteers. SAVVY is advertised on the City's website ( <a href="http://www.chinohills.org/index.asp?nid=292">http://www.chinohills.org/index.asp?nid=292</a> ).  -The "Caring for the Hills" program, which is a nonprofit organization that has partnered with "Meals on Wheels" and provides hot lunches to over 19 seniors a day in Chino Hills.  The City has future plans to provide additional advertising of these programs in the City's Recreation Brochure as well as on the City's website.
Support Services for the Homeless	Provide support services for the homeless.	On-going.	On-going.  In FY 2009-2010, \$4,000 of the CDBG funds were allocated for use at the House of Ruth, which is a national service that works with local shelters to provide housing and support services to homeless woman and children.
Barrier-free Housing	Promote implementation of state standards for the provision of disabled accessible units in new developments.	On-going.	On-going.  Construction of curb, gutter, sidewalk and handicap ramps on Descanso Avenue from Pipeline to Sierra Vista Drive completed April 2002, cost \$196,309.68.  In FY 2009-10, the following child care services were provided: -Tiny Tot Program, which provided child care services to 880 participants during nine (9) sessions throughout the year at the Founders Recreation Center and at the Mystic Canyon Community Building. -Summer Day Camp, which provided child care services to 1,305 participants; and -Spring Day Camp, which provided child care services to 30 participants during one (1) week in April.
Child Care Services	Provide additional child care services.	On-going.	
Fair Housing	Further fair housing practices in the community.	Currently has allocated \$16,000 to Inland Fair Housing and Mediation Board (IFFHMB) for fair housing mediation.	The Inland Fair Housing and Mediation Board received federal grant money to institute and operate debt and foreclosure counseling, which is now advertised on the City's website ( <a href="http://www.chinohills.org/index.asp?nid=809">http://www.chinohills.org/index.asp?nid=809</a> ). The Inland Fair Housing and Mediation Board provides education, outreach, enforcement, information, counseling, mediation, and investigation and referral services.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

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Reporting Period	01-Jan-10	- 31-Dec-10

General Comments: